

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – November 19TH, 2003

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, November 19th 2003, at the Township Municipal Building, by Chairman Mike Meade.

The Pledge of Allegiance to the Flag was led by Mike Meade.

Present: Mike Meade, Dave Gordon, Jim Connor, Dave Johnson, Matthew Connell, Engineer Chris McDermott, Attorney Tim McManus Esq., Helen Beers SEO and David Albright Planning Director.

Absent: Richard Rodenbach, Larry Smith

Minutes: A motion was made by Matthew Connell seconded by Jim Connor to approve the minutes of October 15th, 2003. Motion carried (5-0).

Submittals:

Majka, Richard (Lot Line Adjustment) Jim DeAngelo of Achterman Associates was present to answer questions from the planning commission. The proposed lot line adjustment would turn five lots into three. As per Chris McDermott the submission is complete with one modification requested for a lot line which comes out at a right angle between lots 505 and 507A. Mr. DeAngelo explained the reason for non-radial curve was that the owners have some extensive landscaping and did not want to give that up. A motion was made by Dave Johnson and seconded by Jim Connor to accept this plan. Motion carried (5-0). (Plan date 10/1/03) (Received by Township 10/14/03) (Accepted for review 11/19/03)

Chafik, Ahmed (Submission Land Development Plan) Mike Lalli was in attendance to present a plan for a retail store to sell ethnic canned foods on Jenna Drive. As per Chris McDermott the submission is significantly complete and recommended approval. A motion was made by Dave Johnson and seconded by Matt Connell to approve this plan. Motion carried (5-0). (Plan date 9/2003) (Received 11/10/03) (Accepted for review 11/19/03)

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Mike Lalli was in attendance to present a proposed Shopping Plaza. As per Chris McDermott because the development exceeds 3 acres it must follow the conservation design process or request a waiver. Chris McDermott also suggested that a time waiver maybe needed for a traffic study if the average daily trip ends are more than 500. A motion was made by Dave Johnson to accept this plan based on a traffic study being done (if there are more than 500 trip ends generated daily) and that the applicant submit an open ended waiver it was seconded by Jim Connor. Motion carried (5-0). (Plan date 8/2003) (Received 11/10/03) (Accepted for Review 11/19/03)

Plan Review:

Kreger/Chain (Minor Subdivision) Dennis A. Smale, P.L.S. was not present. Currently, 64 days into active 90 day waiver. Under Attorney Tim McManus's advice it was motioned to disapprove the plan with the outstanding Engineer and Solicitors comments unless a waiver letter is received giving an additional extension prior to the next supervisors meeting December 2nd 2003 this motion was made by Dave Johnson and seconded by Matt Connell. The motion carried (5-0). (Plan date 3/14/03) (Received by Township 4/24/03) (Accepted 6/18/03) (Waiver Submitted 8/22/03) (Tabled 9/17/03)

Pleasant Valley High School (Preliminary Land Development Plan)

Present from Quad 3 Group was Joe Stachokus, P.E., who presented copies of his response letter to Chris McDermott to the Planning Commission. In the response letter of Comment No. 2 Maximum permitted amount of impervious area is exceeded by 1.9%. The new addition and sidewalks increase the impervious coverage by 0.5 % and needs the approval of the Zoning Hearing Board. As per Tim McManus the plans must have the appropriate signature for the owner statement. A motion made by Dave Johnson and seconded by Jim Connor to table this plan till further word from the Zoning Hearing Board on any special exception and at the next planning commission meeting the committee will review the preliminary and possibly the final plan if the variance is accepted. Motion carried (5-0) (Plan date 9/30/03) (Received 9/30/03) (Accepted for Review 10/15/03) (Tabled 11/19/03)

Joshmor Subdivision (Preliminary Major Subdivision) Present from Boucher & James, Inc. was Doug Olmstead with an application extension of a 60 day waiver and a four step conservation design presentation on primary and secondary conservation areas. As per Jim Connor preservation of historic stone walls was a concern but Doug Olmstead assured the planning commission that this would not be a problem. Dave Johnson questioned the numerous flag lots and provided suggestions for reconfiguring lots for better open space alignment. Doug Olmstead indicated that without the use of flag lots much more open space would be required for building lots. A motion made by Dave Johnson and seconded by Dave Gordon to accept the 60 day waiver. The motion carried (5-0). (Plan date 9/30/03) (Received 10/1/03) (Accepted 10/15/03) (60 Day waiver was received 11/19/03)

Sketch Plan:

Treible, Robert (Sketch Plan) A revised plan was submitted by Robert Treible. The plan is for a flea market on a property which he rents from Connie Merwine. The plan includes two pavilions for outdoor vendors. Eventually the flea market would include open areas. This sketch plan has been submitted a sketch of a land development plan for comment. Chris Eckert discussed emergency service access issues and offered to visit the site and meet with Mr. Treible. Dave Johnson suggested plantings along 209 to prevent blowing litter. Dave Albright mentioned concern of additional traffic in an already congested area. (Sketch plan submitted 11/19/03)

Other Business:

Belmont Knoll

An invitation from Susan Morris, Director of Planning and Development has extended to the planning commission a tour on November 20th 2003 at 1pm, regarding Senior Housing.

Open Space Acquisitions

Suggested letter of support regarding the Townships Open Space Acquisitions in conjunction with the support those five acquisitions. A motion made by Dave Gordon and seconded by Dave Johnson it was voted to send a letter to the Supervisors in total support in their efforts.

Public Comment

Maureen Tatu provided an update on the senior advisory group and indicated that Township representatives have developed a report. The Township has attracted two senior developers who would like to make presentations to the planning commission at some point in the near future.

Adjournment:

There being no further business, on a motion by Dave Johnson, and seconded by Dave Gordon, it was voted to adjourn at 9:15p.m. The motion carried (5-0).

Respectfully submitted,

Jeanette Sanchez
Recording Secretary